

45/98

2350 M.B. 45/98

IN THE CITY OF RIVERSIDE

SHEET 1 OF 2 SHEETS

# TRACT 2350

BEING A SUBDIVISION OF LOT 46 OF EAST RIVERSIDE LAND COMPANY AS SHOWN IN MAP BOOK 6, PAGE 44 RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA IN SECTION 19 T.2S. R.4W. S.B. B. & M.

APRIL 1962

SCALE 1"=60'

J. F. DAVIDSON, C. E.

**FILED**  
On Jan 30, 1963

At 4:50 P.M.

W. D. Balogh  
County Recorder

By Allen Waldron  
Deputy

Fee \$7<sup>00</sup>

No. \_\_\_\_\_

Filed by Security Title Ins. Co.

### OWNERSHIP

We hereby certify that we are the owners of or have some right, title or interest in the land included within the subdivision shown hereon; that we are the only persons whose consent is necessary to pass a clear title to said land; that we consent to the making and recording of said map and subdivision as shown within the colored border line and that we hereby offer for dedication for public use for street and alley purposes LOTS "A" TO "H" inclusive, and for the construction and maintenance of all Public Utilities, Sewers and Drainage Lines, the easements shown on the map as 10' Sewer easement and P.U.E. and 10' Sewer, Drainage and P.U. Easement so long as Linden Street remains a public highway, and for such time only, we abandon all easements of vehicular ingress and egress to said Linden Street so that owners of Lots 20 to 27 during such time will have no rights of access whatever in the highway as such, except the general easement of travel which belongs to the whole public. If any change of alignment or width of such highway results in the vacation of any part thereof such vacation terminates the above dedication as to the part dedicated.

LINDEN PLAZA, Inc.

Robert J. Weiners  
President

Robert J. Lacey  
Vice President

SECURITY TITLE INSURANCE CO., Trustee

James J. Scicife  
Vice President

Louis N. Wright  
Assistant Secretary

WARRANTED ESCROW, Inc., Trustee

Robert D. Weiners  
President

J. F. Davidson  
Secretary, Vice President

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

On JUNE 8<sup>TH</sup>, 1962, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ROY S. STUBLEY and ROBERT JAMES LAKEY, known to me to be the President and Vice President of LINDEN PLAZA, Inc., the corporation that executed the within instrument, on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same

WITNESS my hand and official seal

Forrest Troutman  
Notary Public in and for said County & State  
FORREST TROUTMAN

My commission expires JULY 15<sup>TH</sup> 1965

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

On JUNE 8, 1962, before me, the undersigned, a Notary Public in and for said County and State, personally appeared James J. Scicife and Louis N. Wright, known to me to be the Vice President and Assistant Secretary of SECURITY TITLE INSURANCE CO., a Corporation, the Corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the Corporation therein named and acknowledged to me that such Corporation executed the same.

WITNESS my hand and official seal

Helene E. Chimmon  
Notary Public in and for said County & State

My Commission expires 3-28-64

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

On 7<sup>TH</sup> of June, 1962, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert D. Weiners and IDA S. DAVIDSON, known to me to be the President and Vice President of WARRANTED ESCROW Inc., the Corporation that executed the within instrument, on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same. WITNESS my hand and official seal

My Commission expires April 20, 1963

Lois J. Cunningham  
Notary Public in and for said County & State

### CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held May 3, 1962.

Thomas M. Brown  
Planning Director, City of Riverside

### DIRECTOR OF PUBLIC WORKS

I hereby certify that I have examined the within map; that the subdivision shown hereon is substantially the same as it appeared on the tentative map and any approved alterations thereof; that all provisions of Chapter 128 (Subdivision Map Act) Statutes of California, 1943, and of Ordinance No 1328 of the City of Riverside, California, and all amendments thereto have been complied with; that plans and specifications for drains, drainage, sewer and drainage works sufficient to protect all lots in said subdivision from flood or overflow have been approved by me; that all easements for sewers shown on said map are correct in form and contents and are approved; and I am satisfied that this map is technically correct.

Dated January 28, 1963.

J. M. Cantelmo  
DIRECTOR OF PUBLIC WORKS

### STREET SUPERINTENDENT

I hereby certify that according to the records of this office, the property shown on this map is not subject to any special assessments which have not been paid in full.

Dated JUNE 5, 1962.

R. H. Rossi  
Street Superintendent

### SUPERINTENDENT OF LIGHT AND WATER DEPARTMENT

I hereby certify that the subdivider named on this map has deposited with the Water Department of the City of Riverside sufficient funds to cover the cost of installing all necessary fire hydrants together with all water mains and laterals to the curb line on all streets shown on said map; that all P.U.E. shown on this map are sufficient for all requirements of the Electric Light and Water Departments of the City of Riverside and for the Department of Public Utilities of said City.

Dated January 24, 1963.

Edward A. Ross  
Superintendent of Light and Water Dept.,  
City of Riverside, California.

### CITY TREASURER

I hereby certify that according to the records of this office as of this date, the property shown on this map is not subject to any special assessments, bonds and/or liens which have not been paid in full.

This certificate does not include any special assessments the bonds of which have not become a lien upon said property.

Dated Jan 24, 1963.

J. J. Miller  
CITY TREASURER

### CITY CLERK

I, \_\_\_\_\_, City Clerk of the City of Riverside, California, hereby certify that an undertaking satisfactory to the Council of said City guaranteeing the construction of required street improvements in this subdivision was approved and filed in my office prior to the final acceptance of this subdivision map.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, State of California, this 29<sup>th</sup> day of January, 1963.

Virginia J. Shobeck  
City Clerk of the City of Riverside, California

### RESOLUTION OF ACCEPTANCE

RESOLVED: That this map consisting of Two (2) sheets be, and the same is hereby accepted as the official map of TRACT 2350 and the alleys, streets and easements are hereby accepted as public alleys, streets and easements, and the City Clerk is hereby authorized and directed to attest said map by signing her name thereto as City Clerk of the City of Riverside, State of California, and affix the official seal of said City thereto.

I hereby certify that the foregoing resolution was adopted by the Mayor and Council of the City of Riverside this 29<sup>th</sup> day of January, 1963.

Virginia J. Shobeck  
City Clerk of the City of Riverside, California

### TAX COLLECTOR

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the within map for unpaid State, County, Municipal or Local taxes or special assessments collected as taxes, except taxes and special assessments collected as taxes now due but not yet payable, which are estimated to be \$ 600.00.

Dated Jan. 23<sup>rd</sup>, 1963.

Susan M. Bauer County Tax Collector  
By Edith Schermerhorn Deputy

### TAX BOND

I hereby certify that a bond in the sum of \$ \_\_\_\_\_ has been executed and filed with the Board of Supervisors of the County of Riverside, California, conditioned upon the payment of all taxes, State, County, Municipal or Local, and all special assessments collected as taxes which at the time of filing of this map with the County Recorder are a lien against said property but not yet payable and said bond has been duly approved by said Board of Supervisors.

Dated \_\_\_\_\_, 19\_\_\_\_

\_\_\_\_\_  
County Clerk and ex-officio  
Clerk of the Board of Supervisors.  
By \_\_\_\_\_ Deputy

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of two (2) sheets correctly represents a survey made under my supervision during April of 1962; that all monuments shown hereon actually exist or shall be in position not later than one year from the recordation of this map and are sufficient to enable the survey to be retraced.

JAMES DAVIDSON  
Licensed Land Surveyor, No 3018

2350 M.B. 45/98

M.B. 45/98

45/9  
661

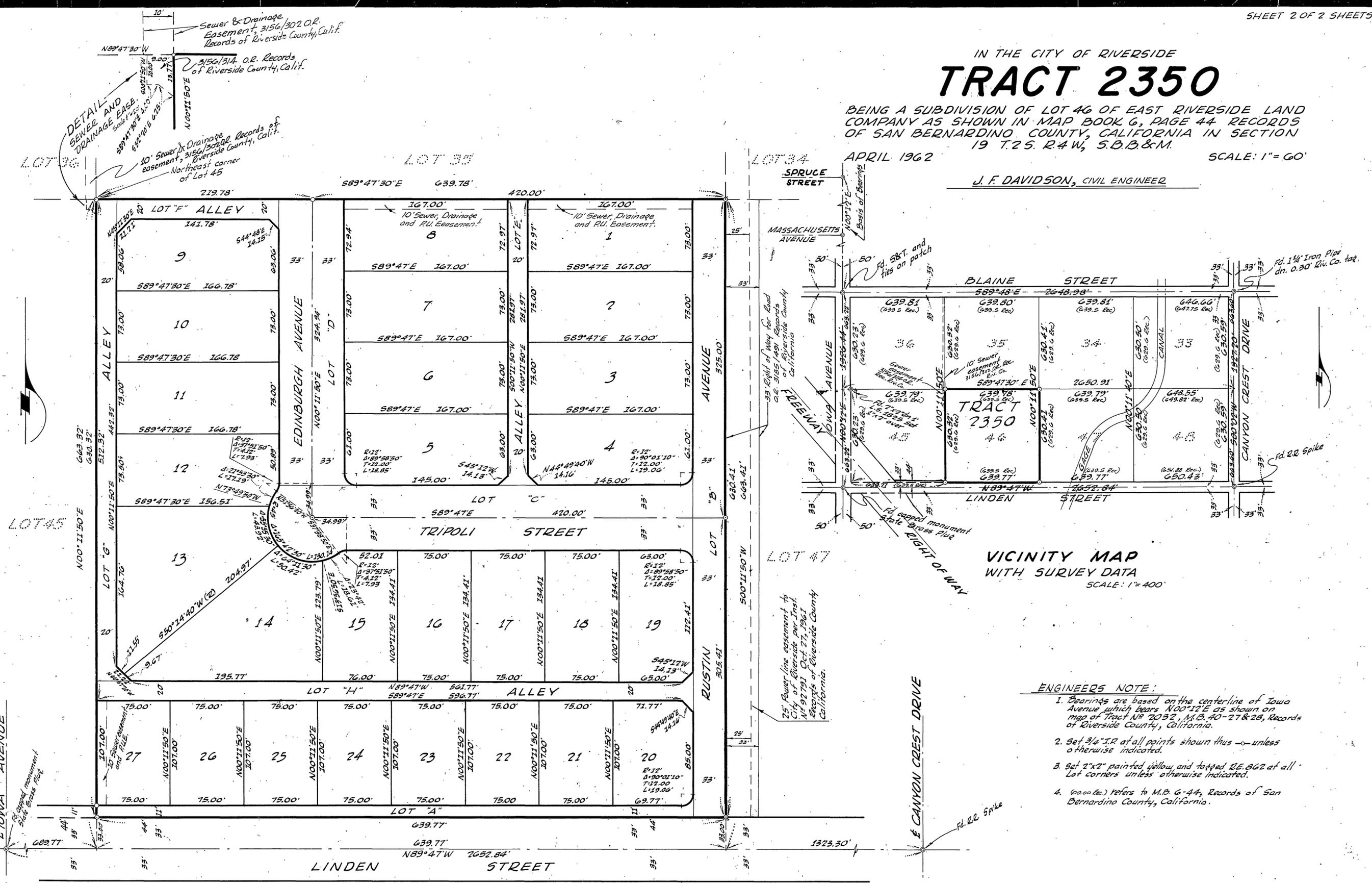
# IN THE CITY OF RIVERSIDE TRACT 2350

BEING A SUBDIVISION OF LOT 46 OF EAST RIVERSIDE LAND COMPANY AS SHOWN IN MAP BOOK 6, PAGE 44 RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA IN SECTION 19 T.25. R.4W, S.B.B&M.

APRIL 1962

SCALE: 1" = 60'

J. F. DAVIDSON, CIVIL ENGINEER



VICINITY MAP  
WITH SURVEY DATA  
SCALE: 1" = 400'

### ENGINEERS NOTE:

1. Bearings are based on the centerline of Iowa Avenue which bears N00°12'E as shown on map of Tract No. 2032, M.B. 40-27 & 28, Records of Riverside County, California.
2. Set 3/4" I.R. at all points shown thus — unless otherwise indicated.
3. Set 2"x2" painted yellow and topped 2E.862 at all lot corners unless otherwise indicated.
4. (0000 etc.) refers to M.B. G-44, Records of San Bernardino County, California.